



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR PORCHES

Section of zoning ordinance from which request for special exception is made:

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name JASON MARSELLA & LINDSAY HAYES, OWNER

Address 414 EAST NELSON AVENUE

ALEXANDRIA, VIRGINIA 22301

Daytime Phone 301-455-2326 (-Lindsay) (APPELLANT 7038265209)

Email Address JASON@tenpawdmonkey.com

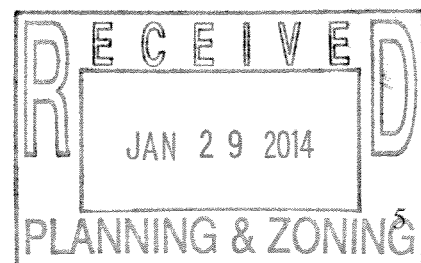
2. Property Location 414 EAST NELSON AVENUE, ALEX. VA.

3. Assessment Map # 13.02 Block 10 Lot 16 Zone R2-5

4. Legal Property Owner Name LINDSAY F. HAYES & JASON A. MARSELLA

Address 414 EAST NELSON AVENUE

ALEXANDRIA, VIRGINIA 22301



OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. LINDSAY HAYES	414 East Nelson	100 %
2. JASON MARSELLA	AVENUE	100 %
3.	Alexandria, Va. 22301	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 414 East Nelson Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. LINDSAY HAYES	414 East Nelson Avenue	100 %
2. JASON MARSELLA	Alexandria, VA	100 %
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

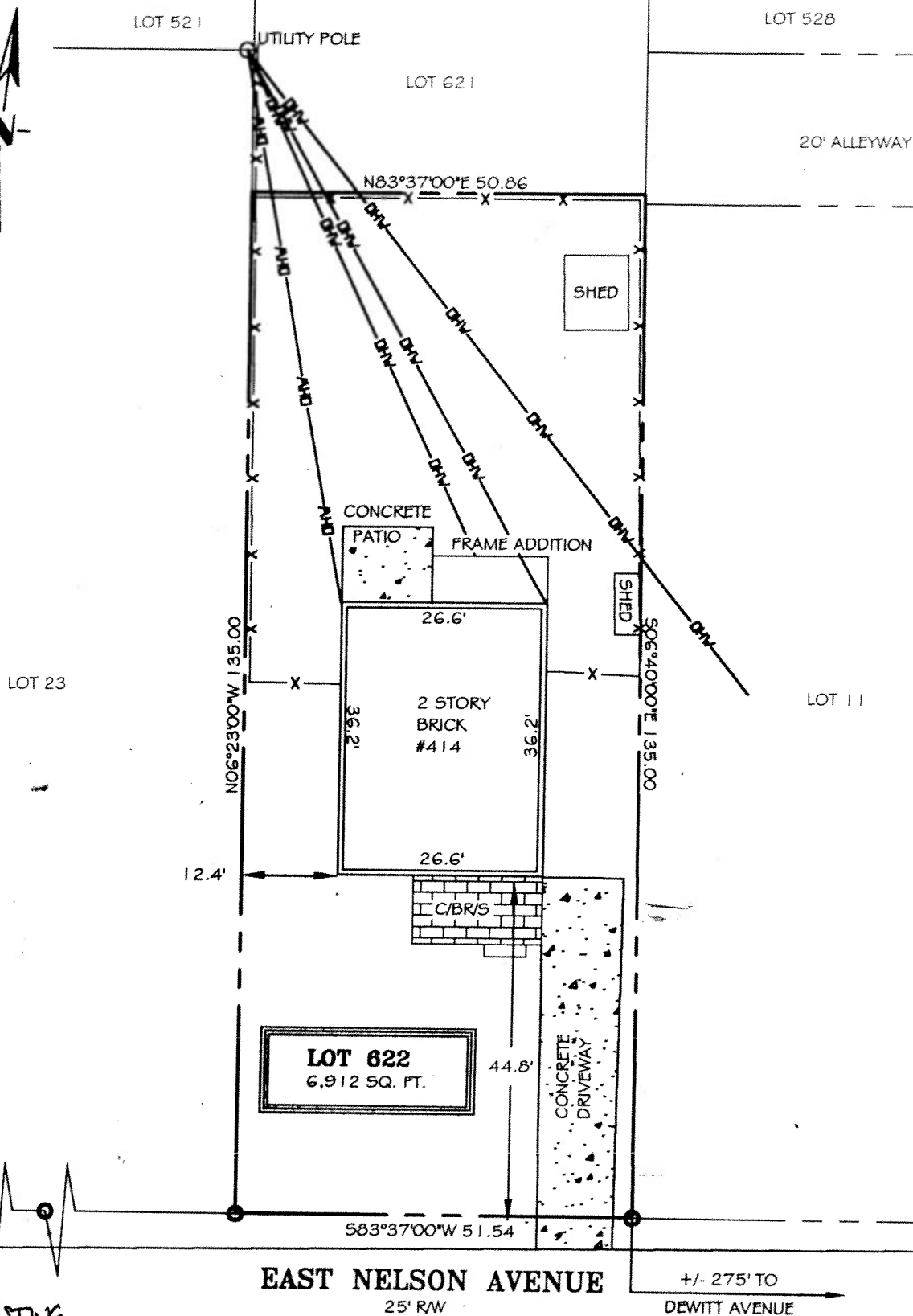
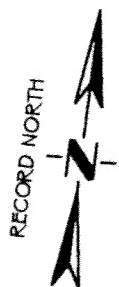
A list of current council, commission and board members, as well as the definition of business and financial relationship is available at our front counter.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/24/14 Date SAVER NICHAS ARCHITECT Printed Name Saver Nicholas AIA Signature

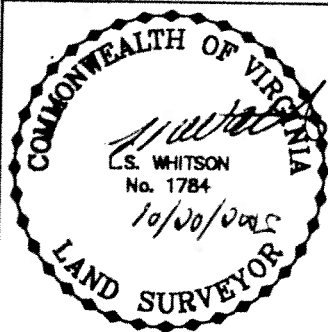


EAST NELSON AVENUE
25' RW

+/- 275' TO
DEWITT AVENUE

HOUSE LOCATION SURVEY

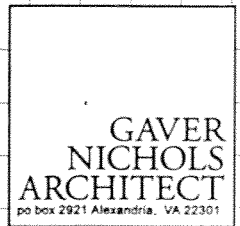
LOT 622
EDWARD DUNCAN PROPERTY
DEED BOOK 1257 PAGE 152
CITY OF ALEXANDRIA, VIRGINIA
DATE: OCTOBER 20, 2005
SCALE: 1" = 20'
DRAFTED BY: P. T. O.



LEGEND

CW = CONC WALK	C/P = CONC PATIO
SW = STONE WALK	R/E = RECESSED ENTRY
WL = WOOD LANDING	CHIM = CHIMNEY
BL = BRICK LANDING	O.H. = OVERHANG
WD = WOOD DECK	BW = BAY WINDOW
C/S = CONC STOOP	OHW = OVERHEAD WIRE
MS = METAL STOOP	AW = AREA WAY
C/C/S = COVERED CONC STOOP	● = MONUMENT FOUND
	-X- = FENCE

PROJECT SPECIAL EXCEPTION - BZA.
APPLICATION - 414 EAST NELSON AVE.



AVERAGE FRONT YARD SET BACK CALCULATIONS

to sidewalk 7'-0" to curb

7 0 3 8 3 6 5 2 0 9

1501 HT. VERNON AVE	23'-11"	= 23.91	30.91
404 EAST NELSON AVE.	48'-8"	= 48.66	55.66
406 EAST NELSON AVE.	35'-8"	= 35.66	42.66
408	36'-9"	= 36.75	43.75
410	43'-9"	= 43.75	50.75
412	41'-3"	= 41.25	49.25
414	40'-2"	= 40.16	47.16
418			
420	40'-0"	= 40.5	47.5
422			
424			
426			
430			
432	40'-9"	= 40.75	47.75
434			
436			
438			
440			

9 UNITS/BUILDINGS.

351

351

$$414 \div 9 = 46' \text{ TO CURB.}$$

$$351 \div 9 = 39'-0" - \text{AVERAGE SETBACK}$$

$$+ 7.0' \text{ TO CURB}$$

TO SIDEWALK EDGE
NEAREST TO PROPERTY LINE

46' to curb.

39'-0" AVERAGE SETBACK

**A**

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 414 East Nelson Avenue Zone R2-5
 A2. 6912 0 x 1.15 = 3110 0
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1038	Stairways**	0
Second Floor	963	Mechanical**	75
Third Floor	0	Porch/Garage**	136
Porches/Other	136	Attic less than 5**	543
Total Gross*	2137	Total Exclusions	684

B1. Existing Gross Floor Area *
2137 Sq. Ft.B2. Allowable Floor Exclusions**
684 Sq. Ft.B3. Existing Floor Area minus Exclusions
1453 Sq. Ft.
(subtract B2 from B1)NOTE: 2ND FLOOR PORCH &
1 STORY MECH TO BE
REMOVEDACTUAL 895# OF FIRST
FLOOR TO REMAIN**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	532	Stairways**	253
Second Floor	1422	Mechanical**	0
Third Floor	404	Porch/Garage**	213
Porches/Other	213	Attic less than 5**	All VANT
Total Gross*	2571	Total Exclusions	466

C1. Proposed Gross Floor Area *
2571 Sq. Ft.C2. Allowable Floor Exclusions**
466 Sq. Ft.C3. Proposed Floor Area minus
Exclusions 2105 Sq. Ft.
(subtract C2 from C1)2105 + 895 = 3000**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 3000 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3110 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	N/A
Required Open Space	N/A
Proposed Open Space	N/A

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Edwin Michael ArchitectDate: 1/25/14



← EXISTING
HOME

414 EAST NELSON AVENUE
ALEXANDRIA, VIRGINIA.

EXISTING SOUTH ELEVATION



414 East Nelson Avenue
West Elevation

*** Applicant to mail this notice by certified or registered mail to adjoining and abutting property owners between 30 and 10 days prior to the hearing.***



NOTICE OF PUBLIC HEARINGS

BOARD OF ZONING APPEALS

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the Board of Zoning Appeals on the issues described below.

BOARD OF ZONING APPEALS PUBLIC MEETING DATE: MARCH, 13, 2014.

AT
7:30 PM, CITY HALL
301 KING STREET
COUNCIL CHAMBERS, SECOND FLOOR
ALEXANDRIA, VIRGINIA 22314

ISSUE DESCRIPTION:

WE REQUEST A VARIANCE (SPECIAL EXCEPTION) FROM THE FRONT
YARD AVERAGE SETBACK REQUIREMENTS IN THE R2-5 ZONE.
WE SEEK TO BUILD A PORCH (OPEN) AND ONE STORY

PROPERTY ADDRESS: 414 EAST NELSON AVENUE.

TAX ASSESSMENT MAP NUMBER: Map 43.02 Block 10 Lot 16

As a citizen and party of interest, you are invited to attend the meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-836-5209.

Sincerely,

Eamon Nichols AIA.

Applicant Signature

EAVER NICHOLS, ARCHITECT

Applicant Printed Name

5. Describe request briefly :

WE REQUEST A VARIANCE (SPECIAL EXCEPTION) FROM THE FRONT YARD AVERAGE SETBACK REQUIREMENT. OUR PROPOSAL DOES NOT ENCRoACH ON THE LISTED FRONT YARD SETBACK OF 25' HOWEVER DUE TO THE AVERAGE SETBACKS BEING GREATER THAN 25' WE SEEK THE SPECIAL EXCEPTION TO ALLOW US TO BUILD AN OPEN PORCH WITH A ROOF.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Applicant or Authorized Agent:

BAVER NICHOLS ARCHITECT

Print Name

703 836 5209

Telephone

Ben Nichols AIA

Signature

1/24/14

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTIONS 11-1302(C) and 11-1304)**APPLICANT MUST COMPLETE THE FOLLOWING:**

(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 8'-0"
 - b. Length of building wall where porch is to be built 20'-6"
 - c. Length of porch deck 20'-6"
 - d. Depth of overhang 12"
 - e. Distance of furthest projecting porch element from the front property line
31.0' TO PORCH. 30' TO EAVE
 - f. Overall height of porch from finished or existing grade 2'-0" TO DECK ^{11'-6" TO TOP OF EUTER.}
 - g. Height of porch deck from finished or existing grade 2'-0" TO DECK

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
THE HOME IS A SMALL 1 1/2 STORY STRUCTURE. THE ENTIRE BLOCK FACE HAS ABNORMALLY DEEP FRONT YARDS. FAR EXCEEDING THE AVERAGE SETBACK OF CODES MIN. 25'. WE SEEK TO ADD TO THE HOME AND PRESERVE AS MUCH REAR YARD AS POSSIBLE.

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
THE PORCH ON OUR NEW MODERN FARMHOUSE IS IDENTICAL TO THOSE FOUND IN THE POLRAY NEIGHBORHOOD. 8' X 20' APPROX SIZE WITH 4 ROUND COLUMNS AND A METAL ROOF. THE DESIGN AND THE LOCATION OF THE PORCH WILL NOT BE A NEGATIVE TO THE COMMUNITY NEARBY.

4. Explain how the proposed porch will affect the light and air to any adjacent property.
THE PROPOSED HOME ADDITION WILL HAVE DEEP SIDE YARDS OF 12'-4" EACH (EXCEEDING THE CODE MINIMUM OF 7'). ADJACENT PROPERTIES WILL CONTINUE TO ENJOY ADEQUATE LIGHT AND AIR.

5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.
WE HAVE SHOWN THE PROPOSED PLANS TO NEIGHBORS AND EXPECT TO SUBMIT LETTERS OF SUPPORT BY THE HEARING DATE.

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

IN THE DEL RAY NEIGHBORHOOD

THE ARCHITECT HAS DESIGNED OVER 30 PORCHES IN THE NEIGHBORHOOD SIMILAR TO THIS PROJECT. OR WORKED ON HOMES WITH PORCHES. BOTH NEW AND OLD.

THE TYPICAL PORCH IS USUALLY A MINIMUM OF 7'-0" WIDE - 8'-0" OR MORE BY 15' LONG UP TO THE ENTIRE LENGTH OF THE HOMES FRONT ELEVATION. 24'-30' ±

THE TYPICAL PORCH IS USUALLY 24'-30' ABOVE THE GRADE. THE TYPICAL PORCH DROPPED BEAM IS 7'-6" - 8'-0" ABOVE THE PORCH DECK. TO THE BOTTOM OF THE 8" BEAM. THE GUTTER BOARD IS USUALLY 6" FACED AND AVERAGE RANGE FROM 9" - 12" WITH A SOLID SOFFIT.

THE ROOF MATERIAL IS USUALLY A PAINTED STANDING METAL ROOF WITH HAND ROLLED DOUBLE LOCK SEAMS OF 1 1/2" HEIGHT. THE PAINT IS COMPATIBLE WITH THE FIELD COLOR OF THE HOME.

THE ROOF PITCH IS USUALLY 4-12/12 PITCH AND CAN BE A STRAIGHT OR A HIP ROOF. ASPHALTIC SHINGLES ARE ALSO AN OPTION.

DECKS ARE USUALLY MASONRY OR WOOD FRAME WITH PAINTED WOOD - OR TODAY A SYNTHETIC DECK BOARD. EITHER 1x3 OR 1x6 COLUMNS CAN BE SIMPLE FIBERGLASS 8" OR 10" DORIC COLUMNS OR A TAPERED COLUMN IF OF THE MASONRY WITH A MASONRY BASE.

LOCAL PORCH PROJECTS. (A FEW)

302 SPRING STREET
304 SPRING STREET
306 SPRING STREET
319 EAST MONROE AVE
1400 MT. CERNON AVENUE
403 EAST MONROE AVENUE
1510 DEWITT AVENUE
3 EAST NELSON AVE
5 EAST NELSON
7 EAST NELSON AVE.
1 EAST OXFORD AVE.
1005 RAMSEY ST

104 WEST MONROE AVE.
202 E. ALEXANDER AVENUE
20 W. CEDAR STREET
207 LAVERNE AVE.
300 RUCKER PLACE.
516, 518, 522 E. WINDSOR AVE.

* PLEASE NOTE MANY OF THE HOMES IN THIS NEIGHBORHOOD WERE SEARS KIT HOMES OR REIMAGINED VERSIONS OF THE SAME

PORCHES ARE A STRONG ELEMENT OF DESIGN AND SAUGHT AFTER

PHOTO
SUBMITTED

(ALL CLOSE TO THE PROPOSED PORCH)

* DISTANCE TO CURB AND DRIVE FROM 10' OR MORE

EXISTING PORCH @ FARMHOUSE
@ 319 EAST MONROE AVENUE,
CIRCA. 1920s

19' x 7'-0" PORCH.
7-1/2" TO DEEP BEAM
8" DEEP BEAM
10" SKIRT BOARD.
10" ROUND TOP COLUMNS.
PORCH DECK ELEVATED - 30" FROM
WALK.



TYPICAL DETAILS OF FRONT
PORCH IN DEERAY

ORIGINAL FARMHOUSE.